179.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,900 / 730,900
					USE VALUE:	730,900 / 730,900
					ASSESSED:	730,900 / 730,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
442		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLEMUR JACQUES
Owner 2:	OLIVIER JOCYLYNE
Owner 3:	
Street 1:	442 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLEMUR JACQUES -
Owner 2:	OLIVIER JOCYLYNE -
Street 1:	442 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,190 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 2825 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6190.000	304,400	2,500	424,000	730,900
Total Card	0.142	304,400	2,500	424,000	730,900
Total Parcel	0.142	304,400	2,500	424,000	730,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.69 | /Parcel: 258.6

Legal Description

User Acct 121843

GIS Ref

GIS Ref

Insp Date 07/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,500	2500	6,190.	424,000	731,000	731,000	Year End Roll	12/18/2019
2019	101	FV	250,100	2500	6,190.	417,900	670,500	670,500	Year End Roll	1/3/2019
2018	101	FV	246,100	2500	6,190.	321,000	569,600	569,600	Year End Roll	12/20/2017
2017	101	FV	246,100	2500	6,190.	302,900	551,500	551,500	Year End Roll	1/3/2017
2016	101	FV	246,100	2500	6,190.	278,600	527,200	527,200	Year End	1/4/2016
2015	101	FV	230,600	2500	6,190.	260,500	493,600	493,600	Year End Roll	12/11/2014
2014	101	FV	230,600	2500	6,190.	239,900	473,000	473,000	Year End Roll	12/16/2013
2013	101	FV	230,600	2500	6,190.	239,900	473,000	473,000		12/13/2012

!14112!

PRINT

Date	Time
12/11/20	03:59:25

LAST REV

Date	Time
07/31/18	11:57:30
mmcmakin	
14112	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLEMUR JACQUES	52971-19		6/11/2009	Family	1	No	No		
TODARO ALFRED	31424-581		5/22/2000		275,000	No	No		
TODARO ALFRED J	26809-109		11/7/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	121843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2011	429	New Wind	5,900					REPL 10 WINDOWS
8/10/2010	974	Addition	59,220					20X15ADD/15X12DECK
6/2/2000	427	Addition	27,500	C				32 FT DORMER-BATH-

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
3/24/2011	Info Fm Prmt	BR	B Rossignol
3/5/2009	Inspected	189	PATRIOT
12/17/2008	Measured	336	PATRIOT
8/24/2000	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6190		Sq. Ft.	Site		0	70.	0.98	6									423,988						424,000	

Total AC/HA: 0.14210 | Total SF/SM: 6190 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,988 | Spl Credit | Total: 424,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16546392
Const Adj.:	0.98990101
Adj $ / SQ:	121.138
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413632
Depreciation:	109199
Depreciated Total:	304433

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

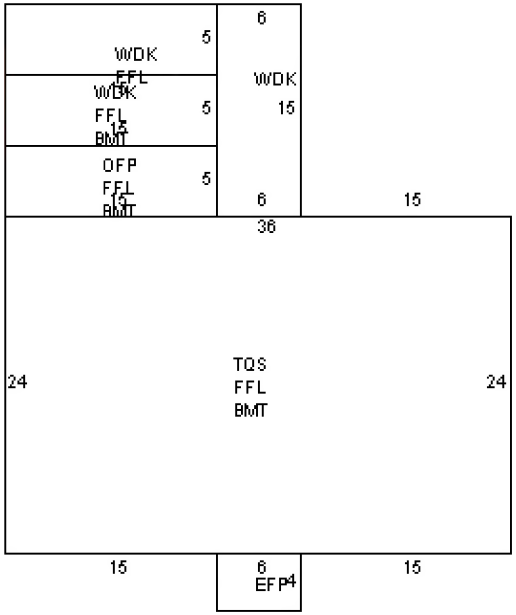
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	121.14
Special Features:	0	Val/Su Net:	82.49
Final Total:	304400	Val/Su SzAd	149.44

SKETCH



UnSketched SubAreas:
FAD, BMT: 300,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,314	50.510	66,376
FFL	First Floor	1,089	121.140	131,919
TQS	3/4 Story	648	121.140	78,497
FAD	Addition	300	121.140	36,341
WDK	Deck	240	10.060	2,415
OFP	Open Porch	75	38.110	2,858
EFP	Enclos Porch	24	71.870	1,725
	Net Sketched Area:	3,690	Total:	320,131

Size Ad	2037	Gross Are	3906	FinArea	2825

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	15X12	G	GD	2010	14.44	T	5.4	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500